

AURELIEN II

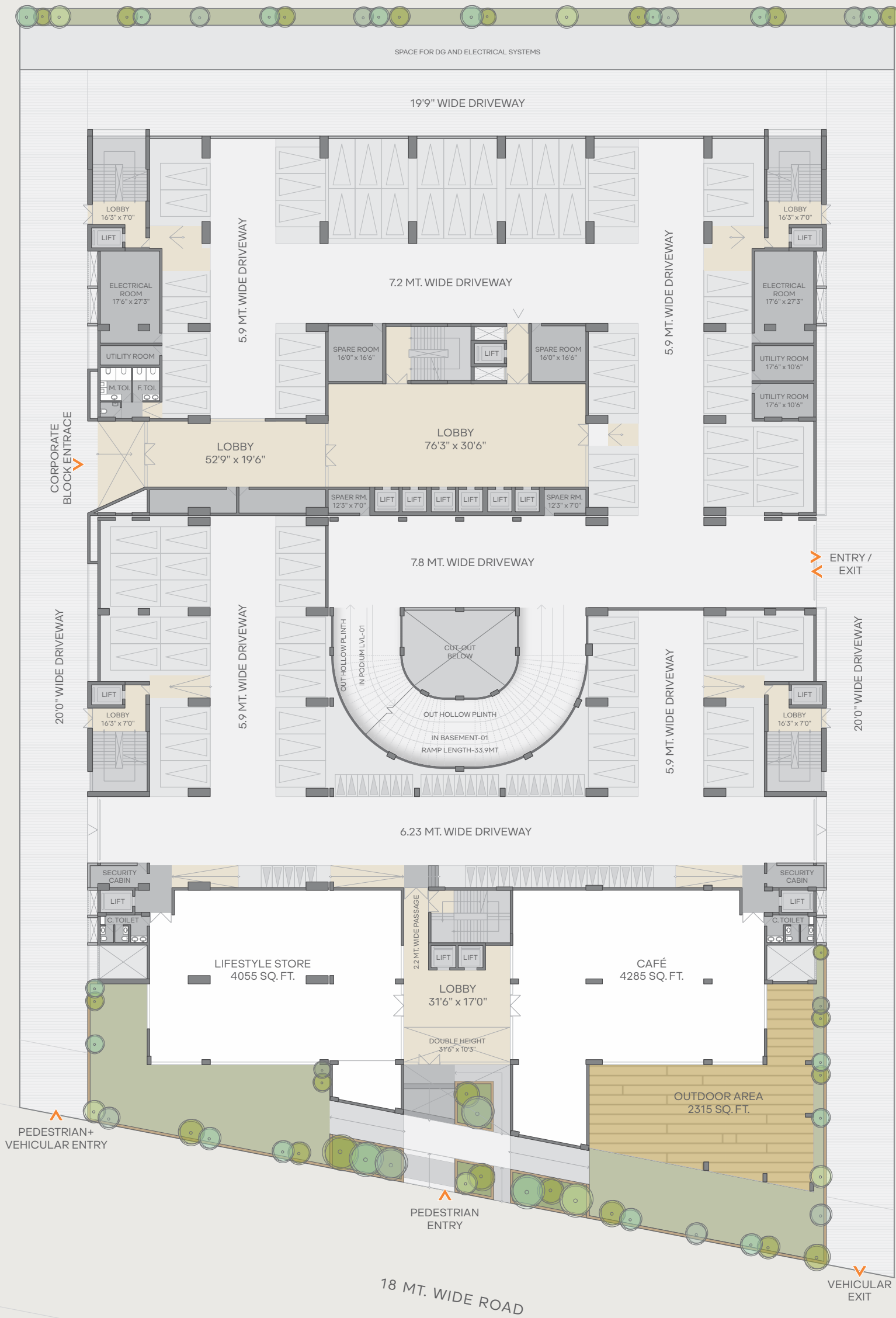
PREMIUM OFFICE LEASING SPACES

PLANS & SPECIFICATIONS

GROUND FLOOR PLAN



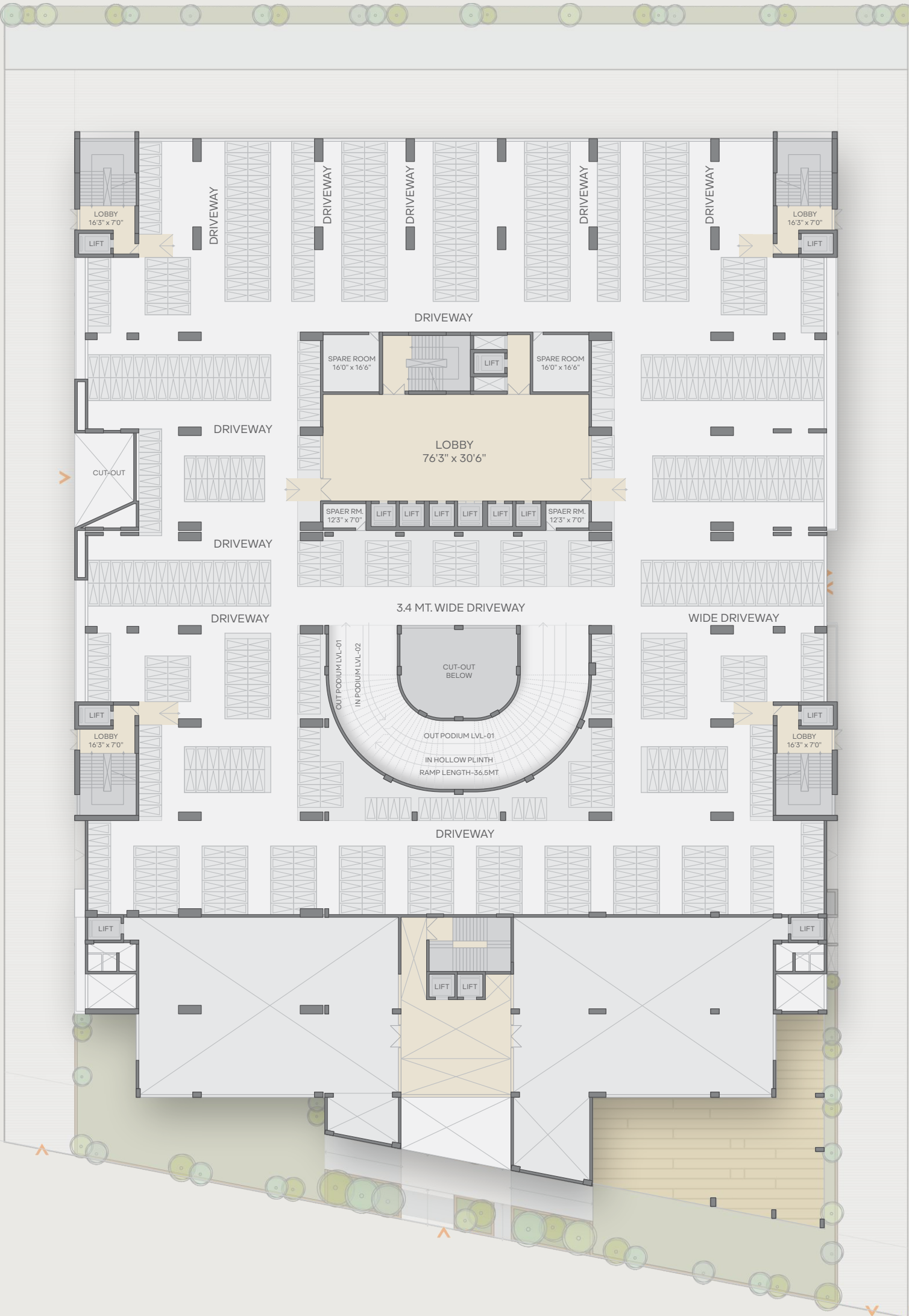
Parking Table	
4 wheelers	85
2 wheelers	35



FIRST FLOOR PLAN



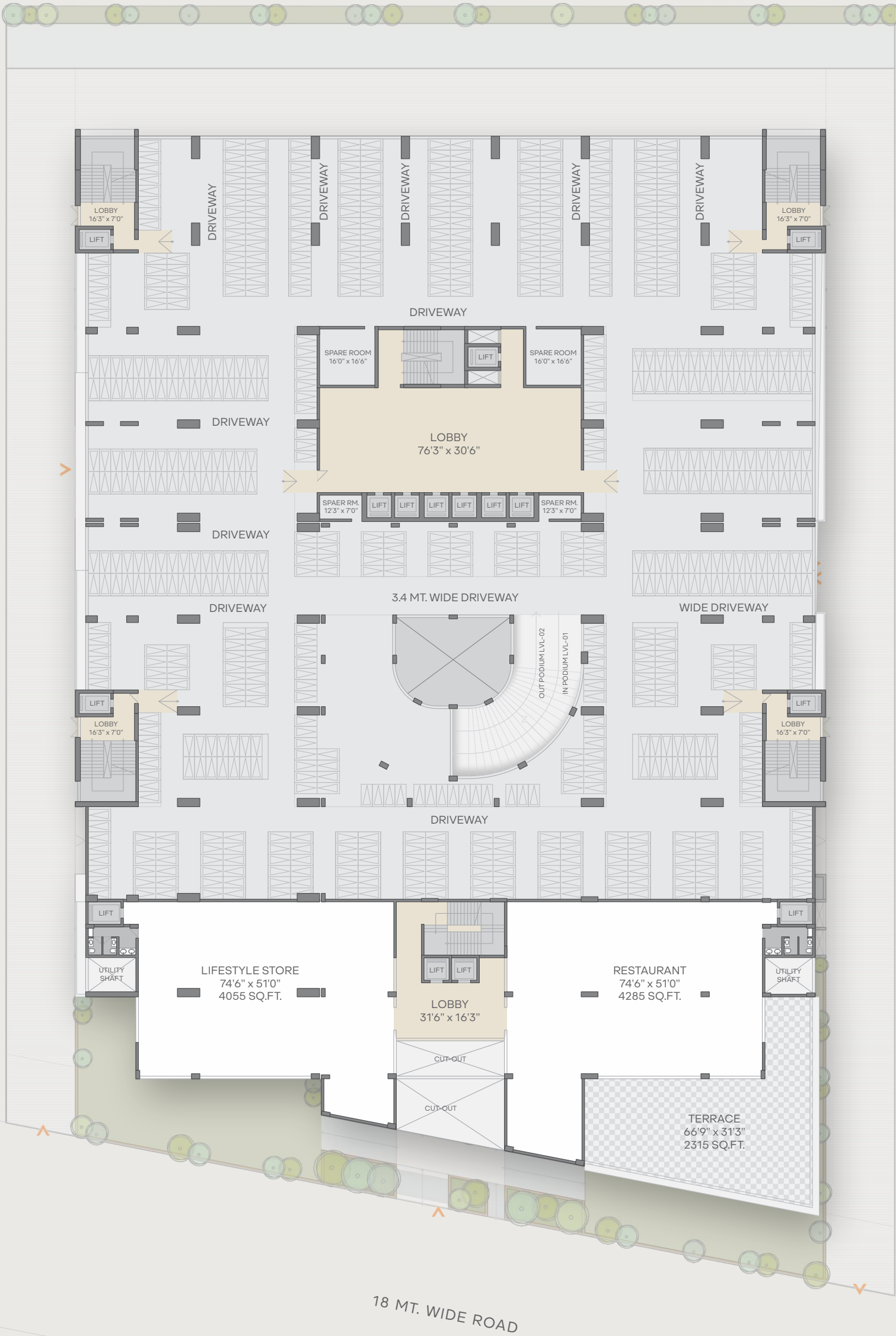
Parking Table	
4 wheelers	-
2 wheelers	738



SECOND FLOOR PLAN



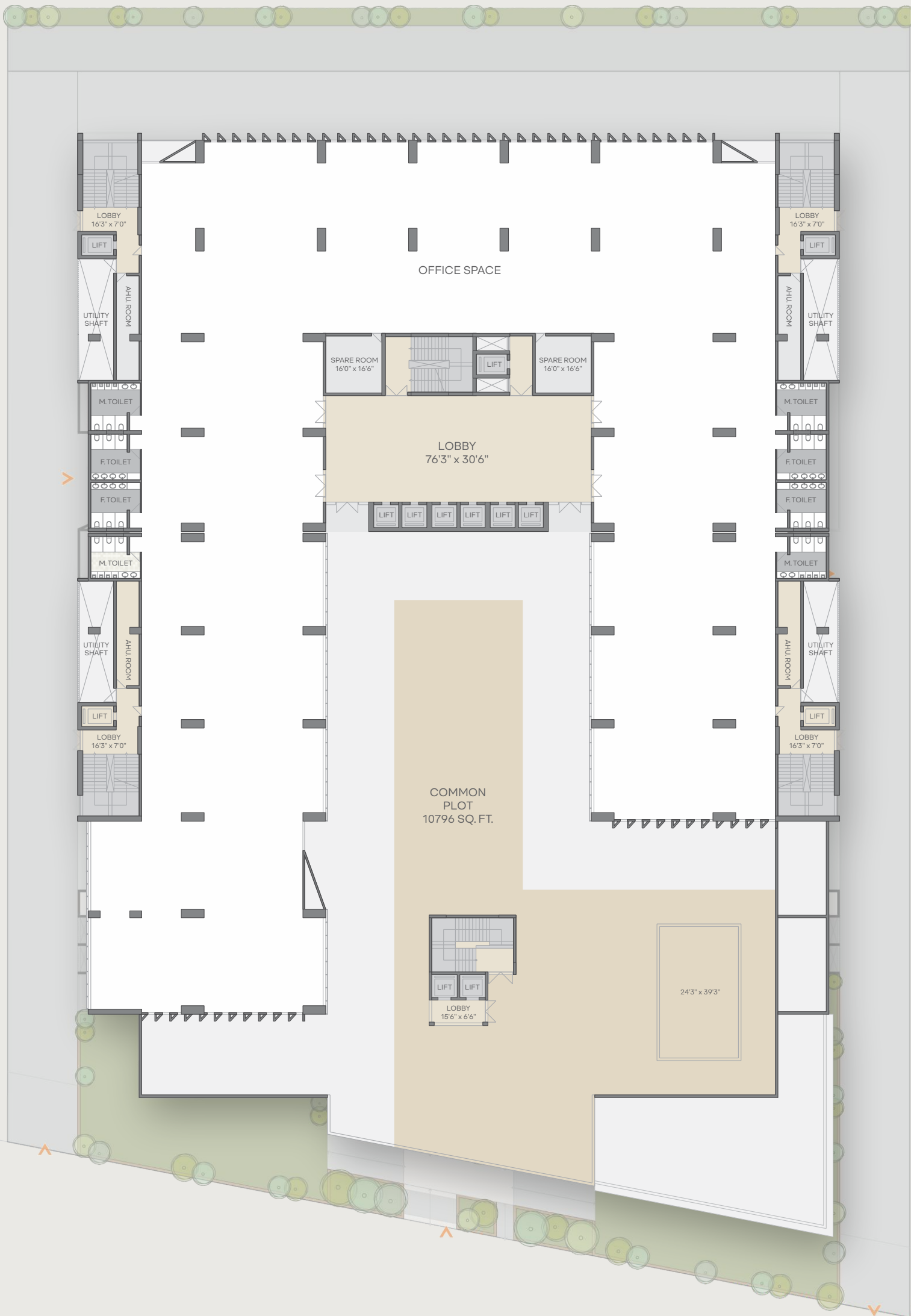
Parking Table	
4 wheelers	-
2 wheelers	775



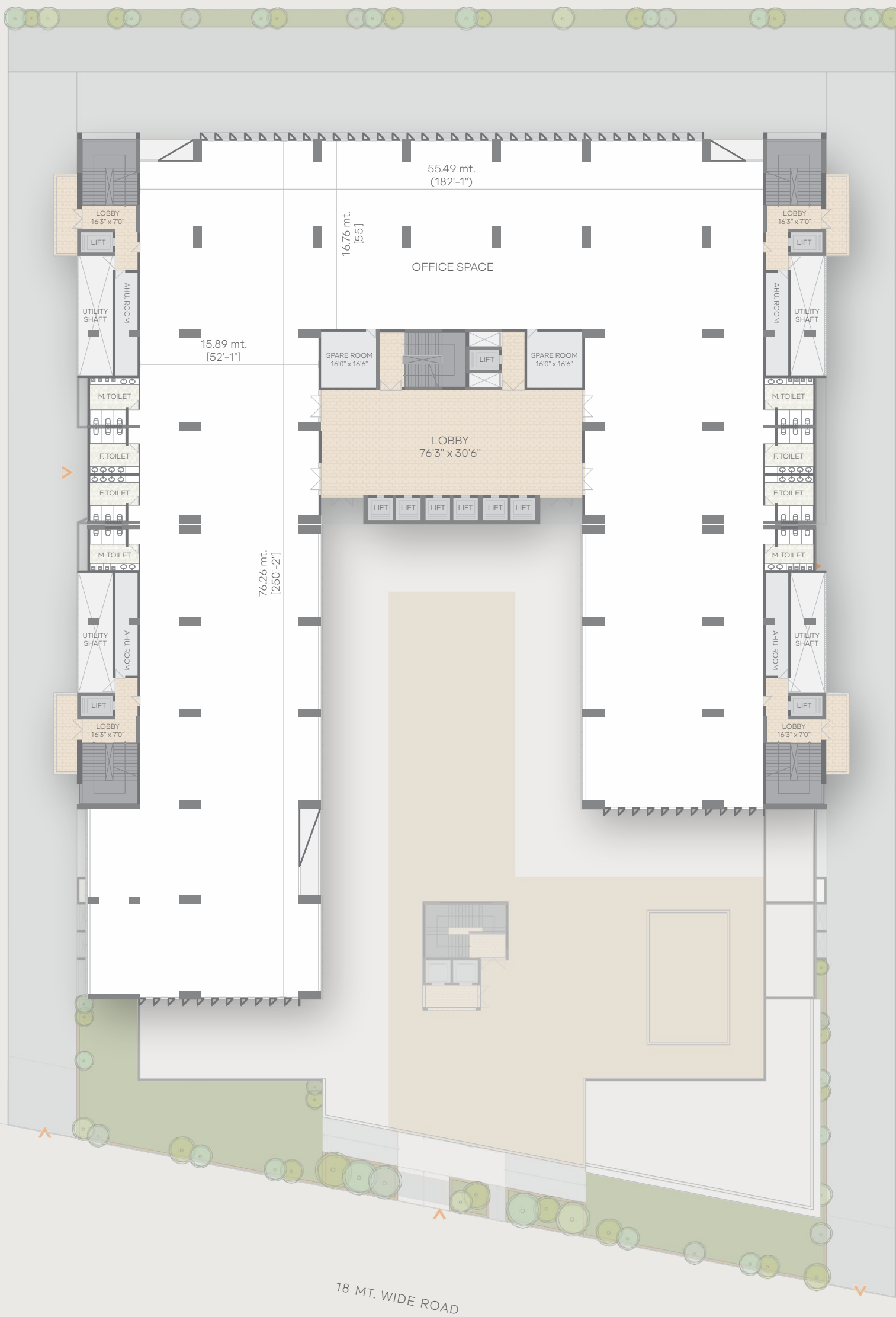
THIRD FLOOR PLAN

(PODIUM LEVEL)

Gross Carpet Area - 33,550 sq. ft.



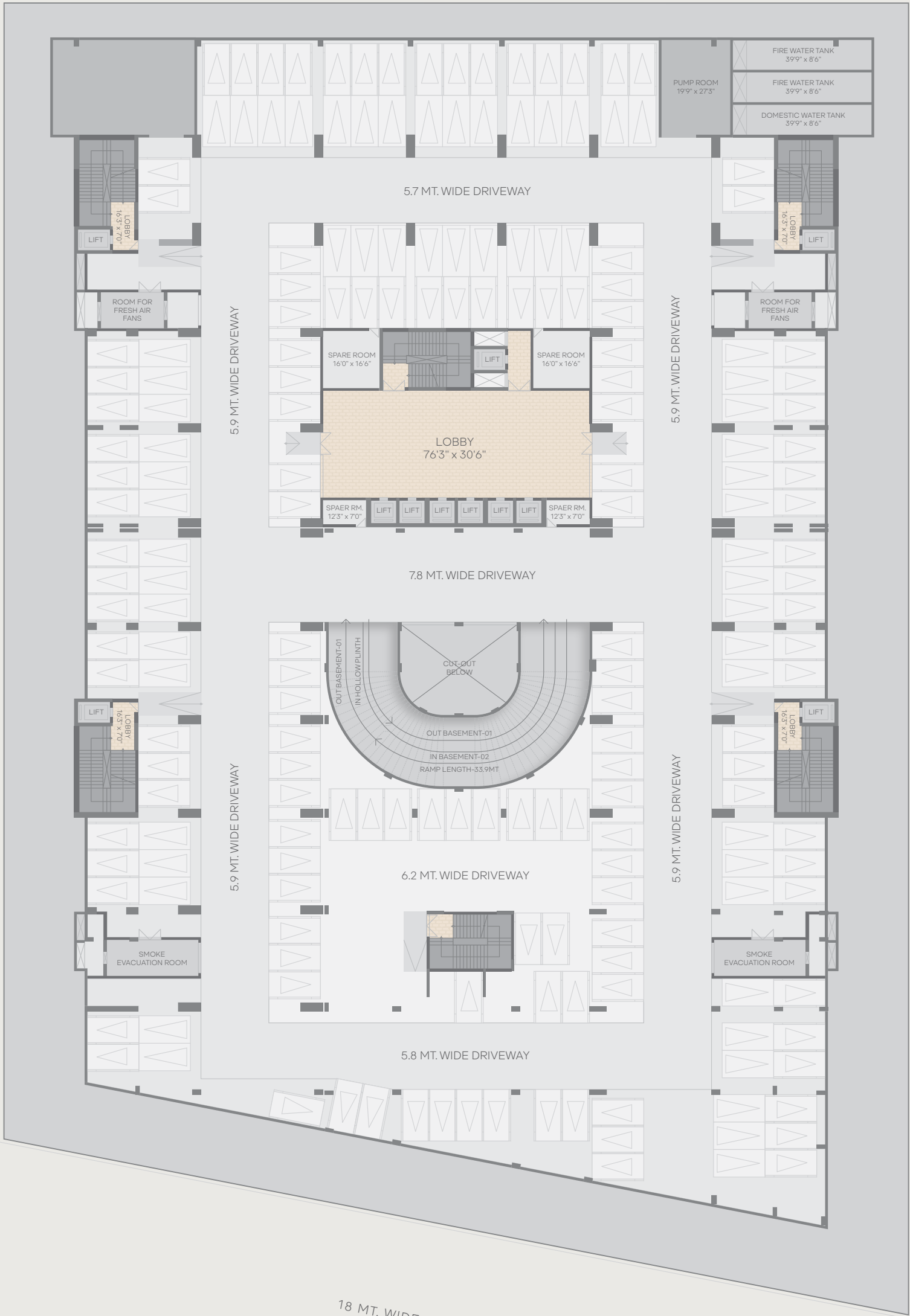
TYPICAL
FLOOR PLAN
(4TH TO 11TH FLOOR)



BASEMENT 01 FLOOR PLAN



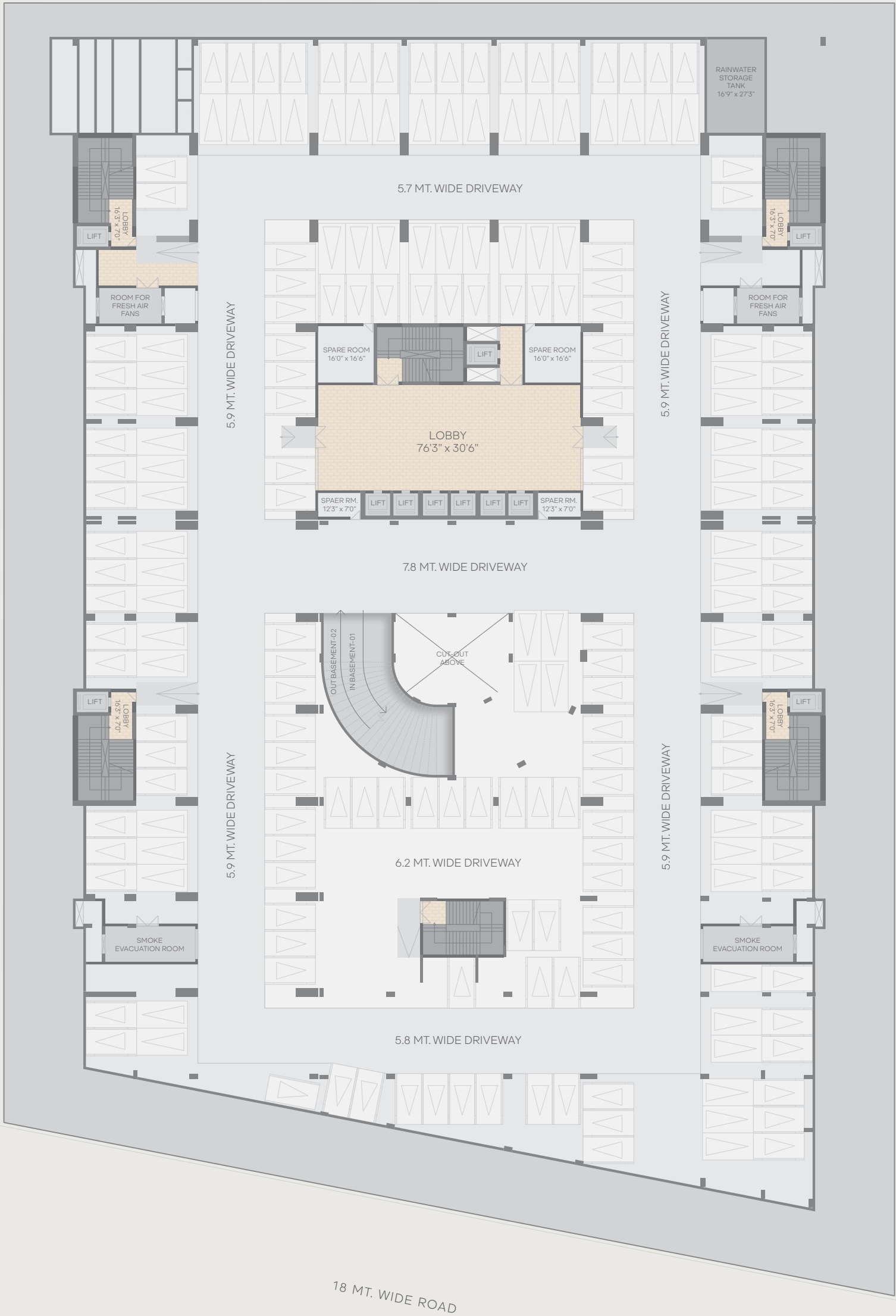
Parking Table	
4 wheelers	370
2 wheelers	-



BASEMENT 02 FLOOR PLAN



Parking Table	
4 wheelers	-
2 wheelers	384



SPECIFICATIONS

BUILDING SIZE	6,68,968 Sq. Ft. Built up Area
BUILDING CONSTRUCTION	- RCC Frame structure - Flat Slab with minimal beam depth - Curtain walls with aluminum and Double Glazed glass. - Angled GRC fins for thermal heat reduction. - Sun reflecting china mosaic flooring - Solar panels above roof - Modern lobby featuring stone, wood, and glass finishes. - Typical floors designed with 6 inch sunk in slabs for raised flooring systems
OFFICE SIZES	6,267 - 33,550 Sq.Ft. (Carpet Area)
TYPICAL SLAB HEIGHTS	- Podium Level: 13’ 6” - Floors 4 - 11: 12’ 6” - Retail Spaces: 14” 8”
LIFTS	11 lifts for office spaces 4 lifts for retail spaces
AMENITIES	- Cafeteria, fitness center, sports room 10,000 sq. ft. of amenities featuring a recreation lounge and conference center. A medical room, mother’s room, and creche 30,000 sq. ft. landscaped podium with a garden, outdoor work spaces, walkways, pickleball court, cafe, and games

TECHINICAL SPECS

STRUCTURE	- IS 1893:2016 compliant Seismic-resistant design. (Earthquake resistant structural design). - IS 875:2015 Part 3 wind force compliant design
PLUMBING	- STP tank and dual plumbing system for treated grey water - Provision for executive bathrooms and wet pantry in each office
ELECTRICAL	- Provision for Stabilized electrical power - Smart meters - Solar power for common areas and services - Provision for each tenant to install private Diesel Generators - Structural earthing studs provided in every office 24/7 power backup for all common areas
COOLING & HVAC	- Dedicated outdoor decks per floor for VRF units and TFA systems - Exhaust and fresh air systems in basements
SAFETY	- Fire alarm system - Minimum 2-hour fire rated doors - Fully sprinklered wet-pipe system with multiple fire pumps - Hydrants and extinguishers in stairwells on every floor - Evacuation plans and periodic safety drills
SECURITY/ACCESS	24/7 security staff on site 24/7 tenant access - CCTV with 100+ cameras - Personnel trained for fire safety
TELECOM	- Multiple fiber providers with shaft access for any dedicated Leased Line connections - In Building Solution (IBS) for mobile network connectivity across multiple networks - Independent redundant shafts for low voltage cabling - Dedicated server room and UPS room locations

SUSTAINABILITY SPECS

CERTIFICATION	• Pre- Certified Platinum Building
WATER CONSERVATION	• Three rainwater harvesting wells • Rainwater harvesting storage tank for reuse of rainwater • STP tank and dual plumbing system for treated grey water • PWD complaint male and female washrooms on every floor • Water efficient low flow plumbing fixtures • Drought tolerant plant species • Water consumption monitored through metering at every office
DESIGN & MATERIAL	• High SRI exterior flooring for heat island reduction • Sun Reflecting china mosaic covering terrace flooring • GreenPro certified products used in structure, plumbing, adhesives, and insulation. • Minimal south facing facade
ENERGY EFFICIENCY	• Angled Exterior Insulation with GRC fins in exterior cladding to reduce thermal heat. • On-site solar power generation for all common areas and capacity available for tenants • Minimal external light pollution • 100% covered parkings to keep cars cooler, reduces AC consumption • LED lighting in building for low power consumption



VISHWANATH
A DUSHYANT PANDYA VISION